027.A	0002	0094.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	875,400	/	875,400
USE VALUE:	875,400	/	875,400
ASSESSED:	875,400	/	875,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
92	-94	OXFORD ST, ARLINGTON

OWNERSHIP

Unit #: 94

Owner 1:	HEIDBREDER SUSAN M/TRUSTEE
Owner 2:	SUSAN M HEIDBREDER 2010 TRUST
Owner 3:	
Street 1:	94 OXFORD ST UNIT 94
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MELANDER MICHAEL T & KELLIE A -
Owner 2:	-
Street 1:	94 OXFORD ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1916, having primarily Wood Shingle Exterior and 1931 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	872,300	3,100		875,400
Total Card	0.000	872,300	3,100		875,400
Total Parcel	0.000	872,300	3,100		875,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 453.34 | /Parcel: 453.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 313252

GIS Ref

GIS Ref

Insp Date 05/17/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 027.A-0002-0094.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	859,100	3100	.		862,200	862,200	Year End Roll	12/18/2019
2019	102	FV	763,700	3100	.		766,800	766,800	Year End Roll	1/3/2019
2018	102	FV	716,700	3100	.		719,800	719,800	Year End Roll	12/20/2017
2017	102	FV	653,400	3100	.		656,500	656,500	Year End Roll	1/3/2017
2016	102	FV	601,600	3100	.		604,700	604,700	Year End	1/4/2016
2015	102	FV	532,200	3100	.		535,300	535,300	Year End Roll	12/11/2014
2014	102	FV	508,100	3100	.		511,200	511,200	Year End Roll	12/16/2013
2013	102	FV	474,400	3100	.		477,500	477,500		12/13/2012

!15878!

PRINT

Date	Time
12/11/20	05:33:00

LAST REV

Date	Time
05/17/18	18:25:09

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 15878

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MELANDER MICHAE	69416-52		6/12/2017		802,500	No	No		
FRICK JANET,	63774-143		6/18/2014		693,000	No	No		
ALUIA JOSEPH,	57598-345		10/7/2011		520,000	No	No		

USER DEFINED

Prior Id # 1:	18377
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/17/2018	Measured	DGM	D Mann
9/24/2013	Info Fm Plan	BR	B Rossignol
1/30/2012	NEW CONDO	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	8239																

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 | Condo | Prime NB Desc: CND | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	A - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	55.000000000
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	295.00
Size Adj.:	1.19375968
Const Adj.:	1.03682327
Adj $ / SQ:	365.127
Other Features:	90000
Grade Factor:	1.00
NBHD Inf:	1.14999998
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	914319
Depreciation:	42059
Depreciated Total:	872260

COMMENTS

GLA=1913 SFT.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7			BRs: 4				Baths: 2		HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	419.90
Special Features:	0	Val/Su Net:	451.73
Final Total:	872300	Val/Su SzAd	451.73

SKETCH

UnSketched SubAreas:
GLA: 1931,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,931	365.130	705,060
Net Sketched Area:		1,931	Total:	705,060
Size Ad	1931	Gross Are	1931	FinArea 1931

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 027.A-0002-0094.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X10	A	AV	1916	28.89	T	40	102			3,100			3,100

More: N	Total Yard Items:	3,100	Total Special Featues:		Total: 3,100